This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law 101 West College Street Columbiana, AL 35051 File No.: S-18-24928

Send Tax Notice To: Landon Jones Linda M. Jones

10080 Hwy 42 Shelly Al 35,43

## WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Thirty Five Thousand Dollars and No Cents (\$35,000.00), the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Stephen Beane, a single man and Ishmael Smittie, Jr., a single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Landon Jones and Linda M. Jones, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to all 2018 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 10th day of &eptember, 201/8.

Stephen Beane

Ishmael Smittie, Jr.

State of Alabama

County of Shelby

I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that Stephen Beane and Ishmael Smittie, Jr., whose name(s) is/are signed to the foregoing conveyance, and who is/ are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hang and official seal this the 10th day of September, 2018.

Notary Public, State of Alabama

Mike T Atchison

My Commission Expires: September 22, 2020

Shelby Cnty Judge of Probate, AL 09/10/2018 03:50:53 PM FILED/CERT

Shelby County, AL 09/10/2018 State of Alabama

Deed Tax: \$35.00

# EXHIBIT "A" LEGAL DESCRIPTION

#### PARCEL 1:

A part of the SE 1/4 of SW 1/4 of Section 13, Township 22 South, Range 1 West, described as follows: To find the point of beginning start at the southeast corner of the SE 1/4 of SW 1/4 of said Section 13; thence northwardly along the East line of said SE 1/4 of SW 1/4 a distance of 502 feet, more or less, to a point 85 feet northwardly from the center line of the L & N Railroad; measured at right angles to said center line of said railroad; thence westwardly parallel to and 85 feet North of the centerline of said L & N Railroad a distance of 436.0 feet to a point which is the point of beginning; thence northwardly at a deflection angle of 118 degrees 13 minutes to the right a distance of 207.8 feet, more or less, to a point on the South line of a public road; thence westwardly along the West line of said public road a distance of 264.2 feet, more or less, to a point 85 feet eastwardly from the center line of said L & N Railroad, measured a right angles to said center line of said railroad; thence southeastwardly parallel to and 85 feet from the center line of said railroad a distance of 308.2 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

20180910000325140 2/3 \$56.00 Shelby Cnty Judge of Probate, AL 09/10/2018 03:50:53 PM FILED/CERT

## **Real Estate Sales Validation Form**

### This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Stephen Beane Ishmael Smittie, Jr.	Grantee's Name	Landon Jones Linda M. Jones
Mailing Address	istimaci officie, or.	_ Mailing Address	
	9080 HWy 4 C	<del></del>	Shell 184 35145
			<u> </u>
Property Address	10034 Highway 42 . Shelby, AL 35143		September 10, 2018 \$35,000.00
		_ or	
		Actual Value or	· <del>- · · · · · · · · · · · · · · · · · ·</del>
		Assessor's Market Value	
The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)  Bill of Sale Appraisal Other Closing Statement  If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.			
Instructions			
Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their			
current mailing address.			
Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.			
Property address - the physical address of the property being conveyed, if available.			
Date of Sale - the date on which interest to the property was conveyed.			
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.			
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.			
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to <a href="Code of Alabama 1975">Code of Alabama 1975</a> § 40-22-1 (h).			
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).			
Date September 0	7, 2018	Print Stephen Bean	e
Unattested		Sign Y	1
<u> </u>	(verified by)	(G <b>ra</b> ntor/	Grantee/Owner/Agent) circle one

20180910000325140 3/3 \$56.00 Shelby Cnty Judge of Probate, AL 09/10/2018 03:50:53 PM FILED/CERT